



CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET

MONDAY, FEBRUARY 22, 2021 at 6:00 PM

Rusty Brockman, Mayor	Matthew E. Hoyt, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason E. Hurta, Councilmember (District 5)
Justin Meadows, Mayor Pro Tem (District 2)	James Blakey, Councilmember (District 6)
Harry Bowers, Councilmember (District 3)	Robert Camareno, City Manager

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/89332004990> or call (833) 926-2300 Webinar ID:
893 3200 4990

MISSION STATEMENT

The City of New Braunfels will add value to our community by planning for the future, providing quality services, encouraging community involvement and being responsive to those we serve.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: COUNCILMEMBER HURTA

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS

- A) George Washington Day Proclamation [21-195](#)

PRESENTATIONS:

- A) Presentation and update from New Braunfels Utilities. [21-196](#)
Ian Taylor, NBU Chief Executive Officer
- B) Presentation of the proposed FY 2021 Street Maintenance Plan and possible action by City Council. [21-161](#)
Greg Malatek, Public Works Director
- C) Presentation on proposed amendments to Chapter 66 Historic Preservation for the protection and preservation [21-154](#)

of trees within historic districts and historic properties.

Christopher J. Looney, AICP, Planning & Development Services Director

- D) Presentation on proposed amendments to Chapter 6, [21-172](#)
Animals, related to tethering, keeping of rabbits, and
general standards of pet care, as recommended by the
Animal Services Advisory Board.

Christopher J. Looney, AICP, Planning and Development Services Director

- E) Presentation and discussion regarding the City of New [21-171](#)
Braunfels Boards and Commissions.

Jordan Matney, Assistant City Manager

1. MINUTES

- A) Discuss and consider approval of the minutes of the [21-193](#)
February 8, 2021 Special City Council meeting and
February 8, 2021 City Council meeting.

Caitlin Krobot, City Secretary

2. CITIZENS' COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time.

3. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

Resolutions & Action Items

- A) Approval of a contract with Sequel Data Systems [21-17](#)
Incorporated, in the amount of \$147,924 for the purchase
of a video archiving network.
Tony Gonzalez, Director of Information Technology
- B) Approval of a contract with GIS, Inc in the amount of [21-137](#)
\$40,500 for the implementation of a new credit card
processor, Card Connect, to be used with the Cityworks
software application.
Tony Gonzalez, Information Technology Director
- C) Approval of a contract modification for MAC, Inc for final [21-166](#)
close-out of the MPO City Wide Sidewalk Project and the
appropriate budget amendment.

Jennifer Cain, Capital Programs Manager

- D) Approval of the Final Addendum to the Development Agreement for Roadway Impact Fee Offsets between the City of New Braunfels and Milestone Crest Investments, LTD authorizing payment of excess costs of constructing Pahmeyer Road within the Silos Subdivision and authorizing the city manager to execute the agreement. [20-891](#)

Garry Ford, Assistant Public Works Director/City Engineer

- E) Approval of a lease agreement between the City of New Braunfels and Cellco Partnership d/b/a Verizon Wireless for the installation and operation of Small Cell equipment on the property described as 105.821 acres out of the JM Veramendi Survey No. 1, Abstract No. 2, addressed as 115 Elizabeth Ave, New Braunfels, Comal County, Texas. [21-151](#)

Matthew Eckmann, Facilities and Real Estate Manager

- F) Approval of an expenditure of up to \$95,000 and authorization for the City Manager to execute all necessary agreements for the acquisition of a 2.836-acre easement and 2.034 acre temporary construction easement located in the J.S. Johnson Survey No. 47, Abstract No. 190 and Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, Texas on behalf of the Guadalupe Blanco River Authority. [21-153](#)

Matthew Eckmann, Facilities and Real Estate Manager

- G) Approval of a contract amendment with Arcadis U.S., Inc for professional services associated with implementation of the Dry Comal Creek and Comal River Watershed Protection Plan. [21-169](#)

Mark Enders, Watershed Program Manager

- H) Approval of a contract with Ultimate Roof Systems for modular office building for roof repairs at the New Braunfels Public Library and roof replacement at Fire Station 1 and the appropriate budget amendment. [21-180](#)

Matthew Eckmann, Facilities and Real Estate Manager

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Approval of the Mayoral appointment of one individual to the New Braunfels Housing Authority Board of [21-173](#)

Commissioners for a term ending January 22, 2023.

Caitlin Krobot, City Secretary

- B) Discuss and consider approval of a Letter of Intent with [21-167](#)
New Braunfels Utilities for the installation of standalone
solar powered generation projects at a series of
distributed generation solar sites owned or controlled by
the City on the terms and conditions specified in the
letter.

Jennifer Cain, Capital Programs Manager

- C) Public hearing and first reading of an ordinance [21-148](#)
regarding the proposed rezoning of approximately 14.608
acres out of the H. Foster Survey No. 34, Abstract No.
154, Comal County, Texas, located at the northwest
corner of the intersection of IH 35 and FM 306, from
“M-1” Light Industrial District to “MU-B” High Intensity
Mixed Use District.

Christopher J. Looney, AICP, Planning and Development Services Director

- D) Public hearing and first reading of an ordinance to [21-155](#)
designate the property currently addressed as 210 South
Castell Avenue as a historic landmark to be known as
the Producer’s Co-Op.

Caleb Gasparek, Historic Preservation Officer

- E) Public hearing and first reading of an ordinance [21-156](#)
regarding a proposed rezoning of approximately 68.05
acres out of the O. Russell Survey No. 2, Abstract No.
485, located at the northern corner of the intersection of
Goodwin Lane and Orion Drive, from “APD”
Agricultural/Pre-Development District to “R-1A-4”
Single-Family Small Lot Residential and “R3-H”
Multifamily High Density District.

Christopher J. Looney, AICP, Planning and Development Services Director

- F) Discuss and consider a request for a waiver to Section [21-157](#)
118-49 of the Subdivision Platting Ordinance to not
require sidewalk construction along FM 2722 for the
Preserve at Elm Creek Subdivision.

Christopher J. Looney, AICP, Planning and Development Services Director

- G) Discussion and possible direction to staff regarding the [21-188](#)
implementation of mid-year compensation adjustments

Robert Camareno, City Manager

5. EXECUTIVE SESSIONS

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- A) Deliberate pending/contemplated litigation, settlement [21-177](#)
offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
- J3 Company construction contract for Klein Rd. reconstruction project
- B) Deliberate pending/contemplated litigation, settlement [21-192](#)
offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:
- Discuss legal action regarding possible restrictions on further development of property commonly known as 413 Gruene Rd, New Braunfels 78130, Texas, for use as Disaster Recovery Center for NBU; the property is also described as 2.693 acre tract of land, situated in the Henry Foster Survey, Abstract No 154, Comal County, Texas, conveyed to the City of New Braunfels, recorded in Volume 192, Page 543, Deed Records, Guadalupe County, Texas.

NOTE: The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).

6. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

7. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Caitlin Krobot, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.